

**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF SPECIAL MEETING HELD ON
AUGUST 19, 2019**

The special meeting of the Washington Borough Land Use Board was called to order by Chairman Turner at 7:05 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chairman Turner read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Turner led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	P. Post, Aron, VanDeursen, C. Post, Frascella, Fox, Turner
Absent:	Valle, Higgins
Also Present:	Steven Gruenberg, Attorney Stan Schrek, Engineer Elena Gable, Planner

APPLICATIONS:

Taco Bell – Site Plan – Public hearing continued. The applicant requested the hearing be tabled to the 9/9/19 meeting and have extended the time period through 9/30/19. No further notice will be given.

10 Brass Castle Road – Site Plan with variances – Public hearing continued from 7/22/19. Attorney Gruenberg stated that the applicant had completed all of his testimony. Mrs. VanDeursen listened to the 7/22/19 meeting recording and is eligible to participate and vote.

Mr. Dilts represented the applicant. The applicant is amending the application to only Phase 1. They are withdrawing without prejudice Phase 2. All other conditions remain the same. There will be one staff member for every three patients. There will be 24/7 security.

Attorney Gruenberg stated that other conditions will include utilities and other outside agencies. The matter is closed. The D1 use variance is for the residential facility and the C variance is for the minimum parking. There are also design waivers. The applicant is seeking preliminary and final site plan approval.

Attorney Gruenberg discussed the law regarding variance. The Board must find that the use is inherently beneficial. Marianne VanDeursen stated that she believes the use is inherently beneficial. Attorney Gruenberg instructed the Board regarding positive and negative criteria. He discussed the Board's responsibility and that they must rely on the facts not rumor. Therefore, motion by Aron, seconded by VanDeursen to approve the use variance.

Roll call: P. Post, Aron, VanDeursen,
C. Post, Frascella, Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 2(P.Post, C.Post)
Motion carried.

Motion by VanDeursen, seconded by Aron to approve the preliminary and final site plan with C variance, design waivers and conditions.

Roll call: P. Post, Aron, VanDeursen,
C. Post, Frascella, Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 2(P.Post, C.Post)
Motion carried.

RESOLUTIONS:

A&B Properties:

No discussion on the resolution. Therefore, it was moved by VanDeursen, seconded by Aron to adopt the resolution.

Roll call: P. Post, Aron, VanDeursen,

C. Post, Frascella, Fox, Turner

Ayes: 4; Nays: 0; Abstentions: 3(P.Post, C.Post,Frascella)

Motion carried.

Public portion opened. Public portion closed. All in favor

ADJOURNMENT:

The meeting was adjourned at 7:45 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Land Use Board Clerk